

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

January 2, 2024
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Rich Peterson, Chairman

Andrew Lingenfelter, Vice Chairman

Hiram Reppert, Member

Frank Schindler, Member

Rich Iafelice, Member

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning
Inspector

Bridey Matheney, Esq., Legal Counsel

PROCEEDINGS

THE CHAIRMAN: Good evening. I would like to call to order the Concord Township Zoning Commission meeting for Tuesday, January 2, 2024. Our first meeting of the new year.

Heather, could you call the role, please.

MS. FREEMAN: Mr. Schindler.

MR. SCHINDLER: Present.

MS. FREEMAN: Mr. Lingenfelter.

MR. LINGENFELTER: Here.

MS. FREEMAN: Mr. Reppert.

MR. REPERT: Here.

MS. FREEMAN: Mr. Iafelice.

MR. IAFELICE: Here.

MS. FREEMAN: Mr. Peterson.

THE CHAIRMAN: Here.

Thank you. As we all just learned, we have a new legal counsel. I would like to welcome Bridey Matheney to our group here. She'll be with us on a regular basis.

One of the things that I wanted to do tonight, and I talked to Heather about this, is I am going to rearrange the agenda just a

Harbor Building Company. I live at 11651 Cherry Hollow Drive, in Chardon.

MR. SLAVKOVSKY: Jeff Slavkovsky, Executive Director at Auburn Career Center, 8140 Auburn Road. Thank you for rearranging the agenda for us.

THE CHAIRMAN: No problem, Jeff. Just for you, buddy.

So, if you gentlemen would maybe give us an overview of I believe what we're looking at tonight is a change of plans from something that we approved last year.

MR. GRIFFIS: I'll conveniently bring my display board in your room.

Been doing construction for a very long time. Post-COVID prices went skyrocket. The last time we were here we had a well-appointed nice building that was a little over 15,000 square feet, and it came in about a million dollars over budget. The school has a fixed budget on this. They were able to secure a loan based on the \$3 million amount. That's what we're shooting for. So we had to trim quite a bit out of the job.

We cut about 5,000 square feet out of

little bit, because we have some old business that we have to work through. And as a courtesy to I believe you gentlemen are probably for the Career Center?

MR. GRIFFIS: Yes, sir.

THE CHAIRMAN: As a courtesy to our guests who are here tonight for Cold Harbor, we are going to let them go first and then they don't have to go through all the wordsmithing of our zoning amendments.

So we are going to rearrange the agenda. We're going to do one item of new business first. That is the document we have in front of us for revising the site plan for the building at the Career Center over on Girdled Road. Then we will go back to our -- we will reopen our public hearing that we had from last month. And we will go through the public hearing and then we will close that out and we will vote on that. Then we will go through the other items on our agenda.

With no further ado, let's -- which one of you gentlemen are going to speak? Give us your name and address, please, for the record.

MR. GRIFFIS: Dale Griffis, Cold

the building. But still give them all the amenities they originally had. That 5,000 square feet was going to be the administrative offices for the school that were going to be in there. That got you all cut out. Now it's just public safety training.

It's all public safety training. Three service bays. All the schools at Auburn are locked down facilities. So, the only way into the building are through the front door. Then there will be one other key card door over here for the teachers into the apparatus bay.

It's going to be three large classrooms and three large apparatus bays. Then the facilities for that; locker room, shower, bathroom.

The school has been growing by leaps and bounds, which is a very good thing. Enrollment is up quite a bit. Enrollment is greatly increasing in two areas. One is public safety. The other is healthcare, which they are getting ready to do a project that they got money from the state to greatly improve their healthcare programs there as well.

1 THE CHAIRMAN: So the main changes
2 really have to do with the size of the
3 building, a little bit of the exterior decor.

4 MR. GRIFFIS: Yes, sir. And we
5 were able, because the administrative offices
6 were in there, if you remember there was a
7 small parking lot on the back side. We were
8 going to get rid of that, cut that cost out.

9 THE CHAIRMAN: Okay. Any questions
10 from anyone?

11 MR. REPPERT: Your plans, have you
12 updated these plans since we got them?

13 MS. FREEMAN: No.

14 MR. REPPERT: No. We've got a
15 number of discrepancies. The legend on page
16 C50, the layout plan.

17 MR. GRIFFIS: Okay.

18 MR. REPPERT: I don't have any
19 indication on this drawing as to where we have
20 lawn and heavy-duty asphalt. No indication
21 whatsoever.

22 MR. GRIFFIS: Well, the only thing
23 that is parking lot is what is shown on here
24 as parking lot. Everything is grass, lawn and
25 landscaping. We did submit a landscaping

1 to the driveway going out to Girdled?

2 MR. GRIFFIS: No, sir. No, we just
3 about it. It doesn't get redone or changed.

4 MR. REPPERT: That will take the
5 heavy traffic?

6 MR. GRIFFIS: Yes, sir. It has
7 taken the heavy traffic. The horticulture
8 building has trucks back there all the time.
9 There is a fire training field back there that
10 has trucks back there all the time.

11 MR. REPPERT: Okay.

12 MR. GRIFFIS: As a matter of fact,
13 it did just get repaved two years ago. All
14 replaced with heavy duty.

15 MR. REPPERT: Okay.

16 MR. GRIFFIS: The drive did.

17 MR. REPPERT: Next page, C -- which
18 I could read these numbers. C80, is that what
19 it is? 60, upper left-hand corner. Inside
20 the building what is PR, inside the building
21 where the line comes out.

22 MR. GRIFFIS: Those are the proposed
23 6-inch sanitary lines coming out.

24 MR. REPPERT: What is PR inside the
25 building?

1 plan.

2 MR. REPPERT: I see that. Again, I
3 don't see any heavy-duty asphalt. Does it go
4 beyond this building at all?

5 MR. GRIFFIS: The parking lots?

6 MR. REPPERT: The driveway does.

7 MR. GRIFFIS: Yes.

8 MR. REPPERT: Heavy-duty asphalt,
9 what's the extent of that?

10 MR. GRIFFIS: Right now we are
11 updating all of the drawings. So it's
12 actually out for bid right now. So, the
13 permit set caught up with the rest of this
14 set. So, there will be heavy-duty asphalt in
15 the turnaround area. Then basically the large
16 back bay for the trucks to come in and out,
17 the apparatus. Heavy duty will be the back
18 pad for the trucks and for car traffic as
19 well.

20 MR. REPPERT: It won't go beyond
21 this building?

22 MR. GRIFFIS: No, sir. This is
23 existing driveway. This is the existing
24 horticulture building.

25 MR. REPPERT: Is there any change

1 MR. GRIFFIS: Proposed.

2 MR. REPPERT: Proposed.

3 MR. GRIFFIS: If you read the whole
4 thing, it says PR 6-inch sanitary. Proposed
5 6-inch sanitary.

6 MR. REPPERT: Okay. Thank you.

7 Now if we go to page C7.0 the building
8 is still 15,000 square feet.

9 MR. GRIFFIS: Yes, that's been
10 fixed on the actual permit drawings. Thank
11 you.

12 MR. REPPERT: All right. Just
13 checking.

14 MR. GRIFFIS: You are catching most
15 of the things I thought were done already.
16 Keep going.

17 MR. LINGENFELTER: Hiram is good. He
18 pays a lot of attention to detail.

19 MR. REPPERT: Let's see where the
20 highlights are.

21 MR. GRIFFIS: The retention pond
22 was recalculated, was able to get a little bit
23 smaller based on the reduction without the
24 parking for the administrative parking.

25 MR. REPPERT: I've gotten educated

1 from the fire truck people. Are the turn
2 radiuses on LP .1, well, in fact the whole
3 area, the turn radiuses okay coming into the
4 parking lot and into the building and back out
5 again?

6 MR. GRIFFIS: On LP?

7 MR. REPERT: My note here is turn
8 radius for fire trucks on LP .1. It's all of
9 them, but that is just where I put my comment.

10 MR. GRIFFIS: Yes, that was
11 calculated last time. So, ostensibly that
12 back of the building hasn't changed with the
13 apparatus bay. The parking lot that services
14 that hasn't changed on that side of the
15 building from what we had last time. And,
16 yes, Doug did -- we had to look at what type
17 of equipment that they had, so we could make
18 sure the bays were deep enough. Then Doug was
19 able to get the turning radiuses off of that,
20 and run the calculations for how wide we
21 needed to make that in the back.

22 MR. REPERT: Then also coming off
23 the main highway, the main driveway?

24 MR. GRIFFIS: Their access drive,
25 yes.

1 MR. REPERT: You don't plan on
2 having a hook and ladder coming in there?

3 MR. GRIFFIS: Don't have the money.

4 MR. REPERT: Big long one? Okay.

5 MR. GRIFFIS: I will caution
6 anybody that wants to park their nice car near
7 that, these are 18 year old kids in school
8 driving fire trucks.

9 MR. REPERT: I'll park down by the
10 horticulture building. All right. Thank you.
11 That's fine.

12 MR. GRIFFIS: Yes, sir.

13 THE CHAIRMAN: Is that all you have,
14 Hiram?

15 MR. REPERT: Yes, sir.

16 THE CHAIRMAN: Anything else from
17 the Commission?

18 MR. IAFELICE: Yes. Mr. Chairman, a
19 few questions.

20 THE CHAIRMAN: Certainly, Rich.

21 MR. IAFELICE: I did not review the
22 prior one, but I'm going by recollection.
23 Could you describe -- Dale, right?

24 MR. GRIFFIS: Yes, sir.

25 MR. IAFELICE: Is the retention

1 basin designed to be wet or a wet pond, and
2 then the storage is above it?

3 MR. GRIFFIS: It goes through two
4 phases. There was a temporary phase at the
5 beginning that has the riser pipe until it
6 gets settled.

7 MR. IAFELICE: Yes.

8 MR. GRIFFIS: Then at the end there
9 is a bottom pad and it's designed to
10 decelerate over a period of time. So, yes, it
11 would be wet but it's not a standing wet pond.

12 MR. IAFELICE: No, I understand
13 that. I was saying is whether the storage
14 is -- it's going to be a pond. Storage is
15 above. You're not making a pond. It's going
16 to be a dry basin?

17 MR. GRIFFIS: Yes, sir, that
18 correct. It's just a retention basin.

19 MR. IAFELICE: Some retention basins
20 are designed to --

21 MR. GRIFFIS: Have a static level,
22 yeah.

23 MR. IAFELICE: Very good. Then the
24 discharge, again looking at the site plan,
25 appears to traverse another property. Was

1 that all Auburn Career Center property?

2 MR. GRIFFIS: We were going to
3 dump all the water onto the lady's lawn next
4 door.

5 MR. IAFELICE: Do you know her?

6 MR. GRIFFIS: The thing that is
7 hard to discern from this is that it's best if
8 you could go to the C6 that gentleman pointed
9 out. That allows you to see what the entire
10 facility is back there.

11 MR. IAFELICE: I understand. I'm
12 just asking, is that not a property line? The
13 discharge pipe is traversing a property line
14 to somebody else's property, the discharge of
15 the basin?

16 MR. GRIFFIS: They own all the
17 property back there.

18 MR. SLAVKOVSKY: This is property
19 that we own.

20 MR. IAFELICE: Okay. Thank you.

21 MR. REPERT: Rich, if you look at
22 C3 you will see the discharge.

23 MR. GRIFFIS: It does. There is
24 like a total of --

25 MR. IAFELICE: I thought that was a

1 property line. Now I see it said Auburn on
2 the other side.

3 MR. GRIFFIS: It's all Auburn.
4 There is still multiple property lines back
5 there.

6 MR. IAFELICE: I see that.

7 MR. GRIFFIS: They are all Auburn.

8 MR. IAFELICE: Then one final.

9 Noting the site plan on C8 includes I presume
10 you're addressing some sanitary issues with
11 the other building, is that also part of the
12 project? We're building this, the sanitary
13 you're building a lift station, and you are
14 connecting sanitary from an existing building.

15 MR. GRIFFIS: We're not addressing
16 any problems. What we're doing is utilizing
17 the discharge that's already going across what
18 we call there the land bridge that crosses
19 over to the main campus building.

20 The existing pump station, grinder,
21 pump station, ejector that services the
22 horticulture building is old. Like probably
23 ten years past end of life. They keep it
24 limping along. What we're doing now is we're
25 actually going to put a nice brand new one

1 the capacity, so you're good there.

2 From the Concord Township Fire
3 Department, we have two comments. Your site
4 plan conforms to the required water supply
5 requirements. All private fire water mains
6 must meet requirements of NFPA 24. I'm
7 assuming you know that. The Fire Department
8 will accept a wall mounted Fire Department
9 connection for this building. It is required
10 to have a 5-inch Storz fitting with a 30
11 degree turndown, 36 inches above the ground.
12 Is that understood and agreeable?

13 MR. GRIFFIS: Yes, sir.

14 THE CHAIRMAN: The other says your
15 site plan conforms to the required access, and
16 the Fire Department looks forward to your
17 building plans.

18 Then from the staff, Heather and staff,
19 they recommend a conditional approval of your
20 site plan review, with the following
21 conditions. Number one, update your layout
22 plan to make sure the legend and the plan
23 match regarding heavy-duty pavement areas and
24 lawn areas, which we kind of talked about.

25 MR. GRIFFIS: I heard something

1 that is sized for both facilities in. Then
2 intercept where it comes out of the
3 horticulture building and gravity feed the
4 sewer into that new one as well. Both
5 facilities will be serviced from the one new
6 57,800 gallon pump station.

7 MR. IAFELICE: You've got that right
8 down to the penny.

9 MR. GRIFFIS: I got a quote today.

10 MR. IAFELICE: That was my question,
11 what other improvements are being done
12 infrastructure wise on the site.

13 That's all I have, Mr. Chairman. Thank
14 you.

15 THE CHAIRMAN: Anything else from
16 up here? I do have in my hand a report, a
17 staff report that we have that indicates a
18 couple of things. First of all, the City of
19 Painesville has indicated there's plenty of
20 water for the capacity.

21 MR. GRIFFIS: They had it for the
22 previous one as well.

23 THE CHAIRMAN: Lake County
24 Department of Utilities indicated waste water
25 treatment plant that services this project has

1 about that.

2 THE CHAIRMAN: Number two, clarify
3 on plans if proposed parking lot shall be
4 improved with asphalt or concrete and not
5 gravel.

6 Three, revise your landscape plan to
7 show that all ground-based mechanical
8 equipment is screened by fencing or by
9 plantings. Something that is understood.

10 Four, a separate zoning permit will be
11 required for the proposed wall signs.

12 Five, if any wall-mounted building
13 accent lighting is proposed, plans must be
14 submitted to the Township to ensure
15 compliance.

16 Are you doing any lighting?

17 MR. GRIFFIS: I'm sure there will be
18 some. There is some door lighting, safety
19 lighting on the building and over doors. We
20 can get you what you want on that. Heather
21 did send that to me today earlier, and I did
22 read through it.

23 THE CHAIRMAN: Good. Then you are
24 to provide a timetable and schedule for the
25 development of the site.

1 Finally number seven, revise utility
2 plan to show existing proposed electric and
3 gas lines.

4 All those are acceptable to you?

5 MR. GRIFFIS: I'm absolutely fine
6 with all of them. If not, they've mostly been
7 accommodated.

8 The full permit set is in to Lake
9 County for permit now. So for what you see,
10 obviously things like asphalt thicknesses and
11 stuff would need to be called out. That is on
12 the final revised drawings.

13 There is a big push. One of the last
14 things there was schedule. Schedule is
15 important because the \$4 million that they
16 were able to get from the State of Ohio to
17 redo the health wing has to be committed to by
18 the end of September. And I need to get the
19 fire people out of that wing, so that
20 construction can start. So I need to get them
21 into this building. So, that's why the push,
22 trying to get things done. Whereas normally
23 we'd like to have everything completely done
24 and drawn when we submit it, we kind of ran a
25 tandem timeline to try and make sure we can

1 motion and a second. Heather, could you call
2 the roll, please.

3 MS. FREEMAN: Mr. Reppert.

4 MR. REPPERT: Yes.

5 MS. FREEMAN: Mr. Lingenfelter.

6 MR. LINGENFELTER: Yes.

7 MS. FREEMAN: Mr. Schindler.

8 MR. SCHINDLER: Yes.

9 MS. FREEMAN: Mr. Iafelice.

10 MR. IAFELICE: Yes.

11 MS. FREEMAN: Mr. Peterson.

12 THE CHAIRMAN: Yes. Okay. Thank
13 you gentlemen, you're conditionally approved.

14 MR. GRIFFIS: Do you have a time
15 frame in which you would like us --

16 MS. FREEMAN: No, whenever you can
17 get it.

18 MR. GRIFFIS: Thank you. I
19 appreciate you jostling the --

20 MR. CHAIRMAN: No problem.

21 MR. GRIFFIS: My dog will be
22 happy.

23 MR. SLAVKOVSKY: Mine too.

24 THE CHAIRMAN: That was our item
25 for new business tonight. Now I'm going to

1 make you people happy as well as get the
2 permit for bid.

3 THE CHAIRMAN: Very good. Anybody
4 have anything else for these gentlemen? Thank
5 you.

6 So, before I entertain a motion for
7 conditional approval for the project, I would
8 just like to read for the record this is an
9 Amended Site Plan Review Application 56. You
10 all have a copy of that application. It is
11 submitted by Cold Harbor Building Company on
12 behalf of the property owner, which is the
13 Auburn Vocational School District, for this
14 public safety training building located at
15 10985 Girdled Road, also known as permanent
16 parcel number 05-A-021-0-00-007-0.

17 So, I will entertain a motion for
18 conditional approval.

19 MR. IAFELICE: Mr. Chairman, I will
20 make a motion for conditional approval based
21 upon the staff comments.

22 THE CHAIRMAN: Thank you, Rich.

23 Do I have a second on that?

24 MR. SCHINDLER: I second.

25 THE CHAIRMAN: Very good. I have a

1 return to our original agenda and the old
2 business, which is to continue. We never
3 actually closed the public hearing but I'm
4 going to reopen it officially.

5 So, the public hearing is open and
6 obviously there is no public here to discuss
7 with it. Let us discuss in this portion of
8 the agenda the changes that Heather gave us.
9 You have a handout of the revised wording that
10 Heather gave us in a memorandum dated
11 December 19th. So we're talking about these
12 are eight amendments to what we discussed in
13 December. As we went through all the various
14 changes that we were looking at, we came up
15 with these eight items. So I don't know if we
16 need to -- Heather do you want to highlight
17 this?

18 MS. FREEMAN: Sure. I'd be happy
19 to kind of recap where we left off in the last
20 public hearing.

21 So, if you recall, we went through the
22 Lake County Planning Commission's
23 recommendation pretty detailed at the first
24 public hearing. And there was consent from
25 the Board to adopt some of the modifications

1 within these amendments that were recommended
2 from the Planning Commission.

3 So, in the memo here you can see what
4 amendment these affected. Amendment 1, one of
5 the modifications that you will see in the
6 revised text was we went through and made sure
7 we were consistently using the terms
8 preliminary development plan and final
9 development plan.

10 And then also as part of Amendment 1 we
11 added that we wanted to clarify that the
12 zoning inspector was going to be the one to
13 decide whether there is a deviation.

14 Also, we adopted the Planning
15 Commission's recommendation on that slight
16 change of the language in 16.13(H).

17 Then under the Second Amendment, which
18 had to do with Section 16.14, we corrected the
19 relabeling of subsections A, B and C. Then we
20 also corrected a minor typo, where we replaced
21 the word proposed instead of proposes.

22 For the Third Amendment, the
23 modification that that is included in the
24 revised text, we had thought about the
25 Planning Commission regarding what we were

1 remember.

2 THE CHAIRMAN: I think that was your
3 suggestion.

4 MR. REPERT: It was. Now that I
5 read it, now I remember. He/she, we put in
6 zoning inspector.

7 THE CHAIRMAN: Correct.

8 MR. REPERT: I got it. Just
9 didn't quite fit. Got it.

10 MS. FREEMAN: There are basically
11 eight major sections of Section 16 that
12 previous legal counsel always recommended to
13 us that we would vote on each amendment
14 separately. With any of the ones that we
15 modified originally, we probably should make a
16 motion to reflect that we're approving it with
17 modifications and list what those
18 modifications are.

19 THE CHAIRMAN: Any more discussion on
20 content? Okay, I guess I can at this point
21 close the public hearing. And then, we will
22 take a vote on approval, and we will do it one
23 amendment at a time. So, with tonight's
24 Amendment 1, can I have a motion for approval
25 for that amendment?

1 going to modify would be in conflict with the
2 regulations, requiring all the improvements to
3 be built and accepted, so we decided not to
4 include that, which is the same thing under
5 Amendment 7, we decided not to add that in.
6 We don't want to be in conflict.

7 I don't know if you need me to go in
8 anymore detail. I know we went through what
9 the specific amendments are at the least
10 hearing.

11 THE CHAIRMAN: We did. We spent a
12 lot of time last year on these changes and
13 these were the final items that we thought we
14 needed to put in place to clean it up to
15 everyone's satisfaction on the Zoning
16 Commission. So, I think that kind of
17 concludes everything. You have got a copy of
18 the marked up changes as well. I think this
19 is kind of what we were trying to get to as we
20 went through this last year. Anyone have any
21 concerns with it?

22 MR. REPERT: Yeah, in reading
23 Amendment 5, modify section blankety-blank by
24 referring to the zoning inspector instead of
25 he, that was there. You're right. Now I

1 MR. IAFELICE: Can you read it?

2 THE CHAIRMAN: I can read it. I
3 think we just went through it but I'll read it
4 again. That is, modify Section 16.13 approval
5 by adding a new requirement with the approved
6 preliminary plan as an integral part of the
7 zoning resolution and any deviations are
8 considered zoning violations with the
9 following modifications.

10 Number 1, Revise Section XVI throughout
11 to ensure consistent use of the terms
12 preliminary development plan and final
13 development plan.

14 Revise Section 16.13(H) to include that
15 the zoning inspector decides if there is a
16 deviation and also clarify language per the
17 Lake County Planning Commission's
18 recommendation. So that is Amendment 1.

19 Do I have a motion to approve?

20 MR. IAFELICE: Mr. Chairman, I'll
21 make that motion to approve Amendment 1, to
22 modify Section 16.13 as written.

23 THE CHAIRMAN: Thank you, sir. Do
24 I have a second?

25 MR. SCHINDLER: I second.

1 THE CHAIRMAN: Thank you, Frank. So
2 motion and seconded. All in favor of
3 approval, signify by saying aye.

4 MR. IAFELICE: Aye.

5 MR. LINGENFELTER: Aye.

6 MR. REPERT: Aye.

7 MR. SCHINDLER: Aye.

8 THE CHAIRMAN: Aye.

9 Any against? I don't think so. We've
10 approved Amendment 1.

11 Amendment 2, modify Section 16.14
12 Township Final Development Plan, have the
13 Zoning Commission review and approve the final
14 development plan in lieu of the Trustees.
15 Process and timeline for submitting final
16 development plan is being taken out of this
17 section and updated in Section 16.16. Review
18 criteria as being added to the Zoning
19 Commission to consider while reviewing the
20 final development plan with the following
21 modification. 1, relabel subsections A, B, and
22 C. Item 2, correct minor typo in
23 16.14(C)(2)(C) proposed to replace purposes.
24 Those were the amendment 2 changes. Is there
25 a motion to approve Amendment 2?

1 MR. REPERT: Mr. Chairman, I make
2 a motion we approve Amendment 2 as written.

3 THE CHAIRMAN: Thank you, Hiram.
4 Do I have a second?

5 MR. IAFELICE: I'll second that
6 motion, Mr. Chairman.

7 THE CHAIRMAN: Thank you, Rich. A
8 motion and a second. All in favor of
9 approving say aye.

10 MR. IAFELICE: Aye.

11 MR. LINGENFELTER: Aye.

12 MR. REPERT: Aye.

13 MR. SCHINDLER: Aye.

14 THE CHAIRMAN: Aye. None opposed.
15 Amendment 2 is then approved.

16 Amendment 3 reads, modify Section 16.15
17 zoning permits by deleting reference to the
18 Trustees and adding the requirement that
19 proposed improvements must be constructed and
20 accepted by the applicable agency prior to
21 zoning permits being issued with the following
22 modification. Item 1, eliminate the
23 requirement that the proposed improvements
24 must be constructed and accepted by the
25 applicable agencies prior to zoning permits

1 being issued. So that's Amendment 3. Do I
2 have a motion to approve?

3 MR. SCHINDLER: Mr. Chairman, I make
4 a motion to approve Amendment 3 as modified in
5 Section 16.15.

6 THE CHAIRMAN: Thank you, Frank. Do
7 I have a second?

8 MR. REPERT: I'll second.

9 THE CHAIRMAN: Thank you, Hiram. So
10 we have a motion and a second to approve
11 Amendment 3. All in favor say aye.

12 MR. IAFELICE: Aye.

13 MR. LINGENFELTER: Aye.

14 MR. REPERT: Aye.

15 MR. SCHINDLER: Aye.

16 THE CHAIRMAN: Aye. None opposed.
17 Amendment 4, modify Section 16.16,
18 modifications from approved development plan
19 by adding in new time limits and process for
20 extension of approvals. Clarification is made
21 regarding modifications to previously approved
22 preliminary or final development plans.
23 That's Amendment 4. Do I have a motion to
24 approve that amendment?

25 MR. REPERT: Mr. Chairman, I make

1 a motion we approve Amendment 4 as written.

2 THE CHAIRMAN: Thank you, Hiram.
3 Second?

4 MR. SCHINDLER: I second.

5 THE CHAIRMAN: Thank you, Frank. So
6 we have a motion to approve and second on
7 Amendment 4. All in favor signify by saying
8 aye.

9 MR. IAFELICE: Aye.

10 MR. LINGENFELTER: Aye.

11 MR. REPERT: Aye.

12 MR. SCHINDLER: Aye.

13 THE CHAIRMAN: Aye. None opposed.
14 Item 5, modify Section 16.17(A)(1) and
15 (2) by referring to the zoning inspector
16 instead of the word "he." Do I have a motion
17 to approve that?

18 MR. IAFELICE: Hiram.

19 MR. REPERT: You want me to do
20 that?

21 MR. SCHINDLER: It's your baby.

22 MR. REPERT: Mr. Chairman, I make
23 a motion that we approve Amendment 5,
24 modifying Section 16.17(A)(1) and (2).

25 MR. IAFELICE: I'll second that

1 motion.

2 THE CHAIRMAN: Thank you, Rich. All
3 in favor of approving Amendment 5 say aye.

4 MR. IAFELICE: Aye.

5 MR. LINGENFELTER: Aye.

6 MR. REPPERT: Aye.

7 MR. SCHINDLER: Aye.

8 THE CHAIRMAN: Aye. None opposed.

9 Amendment 6, modify Section 16.29(B)
10 Township preliminary and final development
11 plan review procedures by deleting a portion
12 of Subsection B that states the final
13 development plan approval for the Township
14 occurs simultaneously with the approval of the
15 final plat. Motion for approval of Amendment
16 6.

17 MR. IAFELICE: Mr. Chairman, I make
18 the motion to approve Amendment 6 as written.

19 THE CHAIRMAN: Thank you, Rich.
20 Second?

21 MR. REPPERT: I'll second.

22 THE CHAIRMAN: Thank you, Hiram.
23 Motion to approve and second for Amendment 6.
24 All in favor of approval signify by saying
25 aye.

1 MR. IAFELICE: Aye.

2 MR. LINGENFELTER: Aye.

3 MR. REPPERT: Aye.

4 MR. SCHINDLER: Aye.

5 THE CHAIRMAN: Aye. No nays.

6 Amendment 7, modify Section 16.30
7 Zoning Permit, by adding the requirement that
8 the proposed improvements must be constructed
9 and accepted by the applicable agencies prior
10 to zoning permits being issued with the
11 following modification. Number 1, eliminate
12 the requirement that the proposed improvements
13 must be constructed and accepted by the
14 applicable agencies prior to the zoning
15 permits being issued. Motion to approve
16 Amendment 7?

17 MR. SCHINDLER: Mr. Chairman, I make
18 a motion to approve Amendment 7, modify
19 Section 16.3 as written.

20 THE CHAIRMAN: Thank you, Frank.
21 Do I have a second?

22 MR. IAFELICE: I'll second that
23 motion.

24 THE CHAIRMAN: Thank you, Rich. So
25 I have a motion to approve and a second for

1 Amendment 7. All in favor say aye.

2 MR. IAFELICE: Aye.

3 MR. LINGENFELTER: Aye.

4 MR. REPPERT: Aye.

5 MR. SCHINDLER: Aye.

6 THE CHAIRMAN: Aye. No opposed.

7 Finally, Amendment 8, Section 16.31,
8 modification by adding time limits and
9 extensions. Do I have a motion to approve
10 that item, number 8?

11 MR. IAFELICE: I'll make a motion,
12 Mr. Chairman, to approve Amendment 8 as
13 written.

14 THE CHAIRMAN: Thank you, Rich. Do
15 I have a second?

16 MR. REPPERT: I'll second.

17 THE CHAIRMAN: Thank you. All in
18 favor of approving Amendment 8 say aye.

19 MR. IAFELICE: Aye.

20 MR. LINGENFELTER: Aye.

21 MR. REPPERT: Aye.

22 MR. SCHINDLER: Aye.

23 THE CHAIRMAN: Aye. There are no
24 nays. So, with that, we have approved all the
25 changes.

1 So now we have to approve the entire
2 package as changed, right, or modified?

3 MS. FREEMAN: Now we will transmit
4 this over to the Board of Trustees. The
5 approvals that you guys are making tonight are
6 recommendations to the Trustees. So they will
7 have to schedule a public hearing within 30
8 days of receipt of your recommendations. They
9 will have the final decision. Once they have
10 a final hearing and vote on that, then any
11 amendments will be effective 30 days after.

12 THE CHAIRMAN: We have no other
13 vote for tonight.

14 MS. FREEMAN: We also, the only
15 thing we have was the approval of the minutes.

16 THE CHAIRMAN: Well we have other
17 items on the agenda.

18 MS. FREEMAN: Yes, we are done with
19 that portion.

20 THE CHAIRMAN: We are done with
21 that.

22 The next item on the agenda is the
23 approval of the minutes, which everyone should
24 have a copy of from the December 5th meeting.
25 Any discrepancies in those minutes?

1 MR. REPERT: Page 21.
 2 THE CHAIRMAN: Page 21.
 3 MR. REPERT: Line 10.
 4 THE CHAIRMAN: There is a
 5 discrepancy?
 6 MR. REPERT: Well, it just didn't
 7 read right to me. But it comes in, "So from
 8 my perspective, I thought it was cleaner
 9 just -- okay. Building, everything, then come
 10 and get." If I'm correct, Heather that's your
 11 quote. The "get" just didn't seem to fit.
 12 MS. FREEMAN: Sorry, I was not
 13 prepared. What page are you on?
 14 MR. REPERT: Page 21, line 10.
 15 THE CHAIRMAN: This was a comment
 16 made by --
 17 MS. FREEMAN: What I was referring
 18 to come and get the permit after, you could
 19 come in and get the permit.
 20 THE CHAIRMAN: You're right, it was
 21 Heather's comment.
 22 MR. REPERT: Just come in and get
 23 the permit. I didn't want to read words in
 24 there. It was just come in, and see what
 25 happens, or come in and get the permit.

1 Whatever.
 2 THE CHAIRMAN: So you're okay with
 3 that?
 4 MR. REPERT: Talk to the person
 5 who --
 6 MS. FREEMAN: I don't know if I
 7 said permit. I don't know for sure. That's
 8 what I was meaning, so.
 9 MR. REPERT: Okay, that's fine.
 10 MS. FREEMAN: I can go back and
 11 watch the YouTube video, sorry.
 12 MR. REPERT: Go back and say come
 13 in and get the permit.
 14 THE CHAIRMAN: Anything else, Hiram?
 15 MR. REPERT: No, sir.
 16 THE CHAIRMAN: That's it, one. Just
 17 one.
 18 MR. REPERT: Just one.
 19 THE CHAIRMAN: Anyone else have
 20 anything? Okay. I'll entertain a motion to
 21 approve the minutes for the December 5th
 22 meeting.
 23 MR. REPERT: I'll make a motion
 24 that we approve the minutes as amended for the
 25 December 5, 2023 meeting minutes.

1 THE CHAIRMAN: A second for that.
 2 MR. IAFELICE: I'll second that
 3 motion, Mr. Chairman.
 4 THE CHAIRMAN: Approved and
 5 seconded. All in favor say aye.
 6 MR. IAFELICE: Aye.
 7 MR. REPERT: Aye.
 8 MR. SCHINDLER: Aye.
 9 THE CHAIRMAN: Aye.
 10 MR. LINGENFELTER: Abstain.
 11 THE CHAIRMAN: Andy abstains, he
 12 wasn't here. Thank you.
 13 Next would be correspondence. I'll
 14 start on my right. Rich, any correspondence?
 15 MR. IAFELICE: Nothing this past
 16 month.
 17 THE CHAIRMAN: Andy, anything?
 18 MR. LINGENFELTER: No.
 19 THE CHAIRMAN: Hiram?
 20 MR. REPERT: Nothing,
 21 Mr. Chairman.
 22 THE CHAIRMAN: Frank?
 23 MR. SCHINDLER: Nothing,
 24 Mr. Chairman.
 25 THE CHAIRMAN: I have nothing

1 either, so no correspondence this month.
 2 The public participation portion is
 3 open and we have no public, so, obviously
 4 nothing to be done there. We completed all of
 5 our new business and our old business.
 6 Anything else before we adjourn? Nothing?
 7 MR. REPERT: Wish everybody a
 8 Happy New Year, prosperous, healthy, safe.
 9 THE CHAIRMAN: With that, our next
 10 meeting is February 6, 2024, and I'll adjourn
 11 tonight's meeting.
 12 (Meeting adjourned at 7:38 p.m.)
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1 State of Ohio,)
) SS: CERTIFICATE

2 County of Cuyahoga.)

3 I, Constance Versagi, Court Reporter and
4 Notary Public in and for the State of Ohio, duly
5 commissioned and qualified, do hereby certify that
6 the foregoing record was by me reduced to
7 stenotypy/computer, afterward transcribed, and that
8 the foregoing is a true and correct transcript of
9 the record so given as aforesaid.

10 I do further certify that this proceeding was
11 taken at the time and place in the foregoing caption
12 specified.

13 I do further certify that I am not otherwise
14 interested in the event of this action.

15 IN WITNESS WHEREOF, I have hereunto set my
16 hand and affixed my seal of office on this 29th day
17 of January, 2024.



18 *Constance Versagi*

19 _____
20 _ Constance Versagi, Court Reporter and
21 Notary Public in and for the State of Ohio.
22 My Commission expires January 14, 2028
23
24
25

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